

23720 Summit Dr Draft Findings - Submitted By Applicant

Section 17.62.020(F) - Site Plan Review

1. The proposed project complies with all applicable provisions of this development code;

The proposed project is currently undeveloped and is surrounded by other single family homes of similar size and scale. The proposed project size, foot print, etc. meet all applicable development standards for the RC and CH zoning district. Hence, the proposed project meets all applicable development code.

2. The proposed project is consistent with the general plan, any applicable specific plan, and any special design theme adopted by the city for the site and vicinity;

The proposed project meets this requirement. The General Plan land use designation for this property is Rural Community (RC) and single-family residential land uses are consistent with this land use designation. The project leaves 20% of the lot with native vegetation undisturbed. Furthermore, with the consolidation of two lots to one, the proposed project meets the goal and objective of the Community Design Element for the South Mulholland neighborhood, which encourages the retirement of development rights on substandard lots. Additionally, there are no specific or master plans applicable to this parcel.

3. The approval of the site plan review is in compliance with the California Environmental Quality Act (CEQA);\

The proposed project is exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15303 (New Construction) and Section 15332 (In-fill Development Projects) of the CEQA Guidelines. Section 15303 (New Construction) exempts the construction of up to three single-family homes in a residential zone. Section 15332 (In-fill Development Projects) exempts in-fill development projects consistent with the General Plan, occurring on a project site with no more than five acres, and surrounded by urban uses. Given that the proposed project consists of

constructing only one single-family residence on an in-fill lot within an established single-family neighborhood, the proposed project meets this requirement.

4. The proposed structures, signs, site development, grading and/or landscaping are compatible in design, appearance and scale, with existing uses, development, signs, structures and landscaping for the surrounding area;

The project site is part of the Calabasas Highland, a residential neighborhood with a mix of up to three-story buildings in a variety of architectural styles. The average size of homes in the area is 3,087 square feet. The size of the proposed home without the garage is 2660 square feet and with the garage is 3111 square feet. The size of the proposed home is close to the average size of the homes in the neighborhood.

The proposed home has been designed to blend in with the neighborhood; 75% of the upper floor has been setback 30 feet from the property line so only a small portion of the upper floor can be viewed from the street. Furthermore, the upper floor has a 2 foot wide planter along the Summit Drive frontage, masking it from street view. Thus, the proposed home will visually look like a one story structure to viewers from east and south. The proposed home is appropriately scaled for the existing neighborhood and meets this requirement.

5. The site is adequate in size and shape to accommodate the proposed structures, yards, walls, fences, parking, landscaping, and other development features; and

The proposed single family home complies with the site coverage standards in section 17.13.020 of the CMC, as well as landscaping standards in Section 17.26.040 of the CMC. The proposed single-family residence complies with all development standards of the Calabasas Highlands overlay zone.

6. The proposed project is designed to respect and integrate with the existing surrounding natural environment to the maximum extent feasible.

The proposed project is designed to respect and integrate with the existing surrounding natural environment to the maximum extent feasible. The activities involved in the proposal are not likely to cause future damage or long term adverse impacts on the oak tree population in this area. The proposed project does not

remove any oak trees or shrubs. Approximately 20% of the total lot area will keep its existing natural vegetation. Meanwhile, 21% of the lot is proposed to be landscaped. The majority of the landscaped area is proposed to be low water use. Furthermore, the proposed landscaping plan has already been approved by the county of Los Angeles Fire Department Prevention Service Bureau.

Based on the biology report, the proposed development includes a single family home that will be sited between two other existing home developments. The proposed site is at the southern edge of a neighborhood where impacts from fuel modification, hiking trails, and invasive plants have minimized the biological value of the parcel.

Section 17.32.010(E) of the calabasas municipal code allows an oak tree permit to be approved by the city based upon at least one of the following findings:

1. The request to remove an oak tree or scrub oak habitat is warranted to enable reasonable and conforming use of the subject property, which would otherwise be prevented by the presence of the oak tree or scrub oak habitat. Reasonable use of the property shall be determined in accordance with the guidelines.

The oak tree locations were incorporated into the design such that no oak tree or scrub oak removal is being proposed. Furthermore, no pruning of oak canopy is being proposed unless dictated by the fuel modification requirements.

2. The request to alter or encroach within the protected zone of an oak tree or scrub oak habitat is warranted to enable reasonable and conforming use of the property, which would otherwise be prevented by the presence of the oak tree or scrub oak habitat. In addition, such alterations and encroachments can be performed without significant long-term adverse impacts to the oak tree or scrub oak habitat. Reasonable use of the property shall be determined in accordance with the guidelines.

The proposed project requires minor encroachment into the protected zone of one oak tree in order to accommodate the plan to allow for fire department access around the perimeter of the home. The proposed encroachment will be outside the canopy so no pruning of the foliage is being proposed. According to the oak tree report prepared by Matthew South from South Environmental (ISA Certified Arborist WE-12564A), the proposed encroachment will not have a negative impact on the oak tree. This conclusion has been reviewed and confirmed by the city's contract arborist.

3. The condition or location of the oak tree or scrub oak habitat requires altering to maintain or aid its health, balance or structure.

No condition or location altering of an oak tree or scrub oak is being proposed.

4. The condition of the oak tree or scrub oak habitat warrants its removal due to disease, dangerous condition, proximity to existing structures, high pedestrian traffic areas, such as parking lots and pedestrian walkways when such conditions may be

unsafe or cannot be controlled or remedied through reasonable preservation and/or prevention procedures and practices.

N/A

5. Removal or altering of the oak tree(s) will have minimal impact on the total hardwood canopy with special emphasis on associated tree growth and their natural regeneration, wildlife habitat and heritage oak trees.

No removal or altering of an oak tree is being proposed.

For a Lot Line Adjustment per Section 17.44.120(B),

1. The lot line adjustment does not maintain a position with respect to General Plan or specific plan consistency, parcel design, minimum lot area, environmental quality, and other standards as specified in this development code and other applicable Municipal Code and state law provisions relating to real property divisions, which is equal to or better than the position of the existing lots before adjustment;

The applicant is proposing to merge two lots into one. The first lot is 5007 square feet and the second lot is 2499 square feet. The proposed lot merger will create a single lot size of approximately 7500 square feet and approximately 95 feet of frontage along Summit Drive. The new merged lot will be in greater compliance with the size standards of CMC and it ensures the proposed development meets required setbacks, lot coverage, floor area ratio, garage size, permeable surface and landscape requirements. Given these circumstances, the proposed merged lot is in better compliance with current standards than the existing separate lots were before the adjustment.

2. The adjustment will have the effect of creating a greater number of parcels than are buildable in compliance with applicable provisions of this development code than exist before adjustment;

The applicant is proposing merging two lots into one lot and building one single family home on the merged lot which will not have the effect of creating a greater number of parcels. Given these circumstances, the proposed lot merger will meet this requirement.

3. Any parcel resulting from the adjustment will conflict with any applicable regulations of this development code; or

The proposed development on the proposed merged lot will be in compliance with the development code. For example, the required setback, lot coverage, floor area ratio and landscape requirements will be met. Given these circumstances, the proposed lot merger is in a better position of compliance than the existing separate lots before the adjustment.

4. The adjustment will result in an increase in the number of nonconforming parcels. An adjustment for which any of the above findings are made may instead be resubmitted as a subdivision in compliance with [Section 17.40.020](#).

The proposed merging of the two lots into one will not result in an increase in the number of parcels, thus the proposed lot merger will meet this requirement.